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## NEW MEXICO ENVIRONMENT DEPARTMENT

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BUTCH TONGATE  
Cabinet Secretary

J. C. BORREGO  
Deputy Secretary

### Certified Mail - Return Receipt Requested

December 14, 2017

Mr. Michael Loftin  
Chief Executive Officer  
Homewise, Inc.  
1301 Siler Road Building D  
Santa Fe, New Mexico 87507

Re: **Corazon Santo Subdivision/Homewise Inc.; Construction Stormwater; SIC 1522; NPDES Compliance Evaluation Inspection; NPDES # NMR1000BN; November 16, 2017**

Dear Mr. Loftin:

Enclosed please find a copy of the report and check list for the referenced inspection that the New Mexico Environment Department (NMED) conducted at your facility on behalf of the U.S. Environmental Protection Agency (USEPA). This inspection report will be sent to the USEPA in Dallas for their review. These inspections are used by USEPA to determine compliance with the National Pollutant Discharge Elimination System (NPDES) permitting program in accordance with requirements of the federal Clean Water Act.

Introduction, detailed site observations, and findings noted during this inspection are discussed in the "NPDES Construction General Permit" section of the inspection report.

You are encouraged to review the inspection report, required to correct any problems noted during the inspection, and advised to modify your operational and/or administrative procedures, as appropriate. If you have comments on or concerns with the basis for the findings in the NMED inspection report, please contact us (see the address below) in writing within 30 days from the date of this letter. Further, you are encouraged to notify in writing both the USEPA and NMED regarding modifications and compliance schedules at the addresses below:

Robert Houston  
US Environmental Protection Agency, Suite 1200  
Enforcement Branch (6EN-WS)  
1445 Ross Avenue  
Dallas, Texas 75202-2733

Sarah Holcomb, Program Manager  
New Mexico Environment Department  
Surface Water Quality Bureau  
Point Source Regulation Section  
P.O. Box 5469  
Santa Fe, New Mexico 87502

If you have any questions about this inspection report, please contact Daniel Valenta at 505-827-2575 or at [daniel.valenta@state.nm.us](mailto:daniel.valenta@state.nm.us).

Sincerely,

*/s/Sarah Holcomb*

Sarah Holcomb  
Surface Water Quality Bureau

Cc: Carol Peters-Wagnon, USEPA (6EN-WM) by e-mail  
David Long, USEPA (6EN-WM) by e-mail  
Amy Andrews, USEPA (6EN-WM) by e-mail  
David Esparza, USEPA (6EN-WM) by e-mail  
Robert Houston, USEPA (6EN-WS) by e-mail  
Darlene Whitten-Hill, USEPA (6EN-WC) by e-mail  
Nancy Williams, USEPA (6EN-WC) by e-mail  
Robert Italiano, NMED District II by e-mail



Form Approved  
OMB No. 2040-0003  
Approval Expires 7-31-85

### NPDES Compliance Inspection Report

#### Section A: National Data System Coding

Transaction Code	NPDES	yr/mo/day	Inspec. Type	Inspector	Fac Type
1 N 2 5 3 N M R 1 0 0 0 B N 11 12 1 7 1 1 1 6 17 18 }				19 S 20 2	
Remarks					
C O N S T R U C T I O N > 1 A C R E					
Inspection Work Days	Facility Evaluation Rating	BI	QA	Reserved	
67 69	70 4	71 N 72 N 73	74 75	80	

#### Section B: Facility Data

Name and Location of Facility Inspected (For industrial users discharging to POTW, also include POTW name and NPDES permit number)	Entry Time /Date	Permit Effective Date
Corazon Santo Subdivision, 2736-2738 Agua Fria Street, Santa Fe, New Mexico 87507	1110/ November 16, 2017	2/16/2017
	Exit Time/Date	Permit Expiration Date
	1315/ November 16, 2017	2/16/2022
Name(s) of On-Site Representative(s)/Title(s)/Phone and Fax Number(s)	Other Facility Data	
Juan Rodriguez/Lead Superintendent/ (office 505-474-6500) (cell 505-946-7937)	Lat 35° 39' 54"	
Name, Address of Responsible Official/Title/Phone and Fax Number	Long -105° 59' 26"	
Mr. Michael Loftin, 1301 Siler Road Building D, Santa Fe, New Mexico 87507/ Chief Executive Officer/(505-955-7023)	Contacted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

#### Section C: Areas Evaluated During Inspection

(S = Satisfactory, M = Marginal, U = Unsatisfactory, N = Not Evaluated)

S	Permit	N	Flow Measurement	S	Operations & Maintenance	N	CSO/SSO
S	Records/Reports	N	Self-Monitoring Program	N	Sludge Handling/Disposal	S	Pollution Prevention
M	Facility Site Review	N	Compliance Schedules	N	Pretreatment	N	Multimedia
S	Effluent/Receiving Waters	N	Laboratory	S	Storm Water		Other:

#### Section D: Summary of Findings/Comments (Attach additional sheets if necessary)

- Inspector arrived on site at 1110/ November 16, 2017 and conducted entrance interview with Juan Rodriguez (Lead Superintendent) where he made introductions, presented credentials and explained the purpose of the inspection. After reviewing the construction site, the inspector met with Richard Silva (Site Development Manager) to review the SWPPP and inspection reports at the Homewise Office.
- Exit interview was conducted at approximately 1315/ November 16, 2017 with Richard Silva. Preliminary findings of the inspection as detailed in the attached report were discussed with the permittee representatives.

Name(s) and Signature(s) of Inspector(s)	Agency/Office/Telephone/Fax	Date
Daniel Valenta /s/Daniel Valenta	NMED/SWQB 505-827-2575	12/12/2017
Signature of Management QA Reviewer	Agency/Office/Phone and Fax Numbers	Date
Jennifer Foote /s/Jennifer Foote	NMED/SWQB 505-827-0596	12/12/2017

## NPDES Construction General Permit Inspection Report – State of New Mexico

Inspection Date	11/16/2017	Entry Time Exit Time	1110 1315
Inspector Name/ Telephone	Daniel Valenta – (505) 827-2575		
Facility Name/ Physical Location	Corazon Santo Subdivision/2736-2738 Agua Fria Street, Santa Fe, New Mexico		
Facility Type	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial		
County Location	Santa Fe County		
Latitude/Longitude (Decimal Degrees)	35° 39' 54"/-105° 59' 26"		

Operator/Mailing Address	Date Company Operation Began	Authorized Official(s)	Phone	NPDES Tracking Number	NOI Cert Date	SWPPP Cert Date
Homewise, Inc. 1301 Siler Road Building D, Santa Fe, New Mexico 87507  Owner/Contractor	10/3/2017	Richard Silva	505-795-7577	NMR1000BN	May 9, 2017	August 16, 2016

Was project covered under a previous permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, previous NPDES Tracking Numbers:	NMR12BL11
Actual Start Date	1/4/2017
Estimated End Date	10/31/2017
Disturbed Area	<input checked="" type="checkbox"/> >5 acre <input type="checkbox"/> 1>acre<5 <input type="checkbox"/> <1acre and part of larger common plan
Receiving Water, including information on segment number, impairments, tier	Site may discharge to the Santa Fe MS4 and thus to the Santa Fe river. River is ephemeral in segment 20.6.4.136. This is a tier 2 and is impaired for aluminum, e Coli, and PCB's.

Permittee Representatives Present During Inspection:			
Name	Company/Organization	Title	Telephone
Juan Rodriguez	Platinum Sky Construction	Lead Superintendent	505-474-6500

## **Section I – Introduction:**

Corazon Santo Subdivision will consist of the development of access, infrastructure, permanent drainage, surfacing and permanent stabilization for the construction of a housing subdivision.

Soil Disturbing Activities will include but are not necessarily limited to: Clearing and grubbing, rough grading, installation of perimeter controls as well as other erosion and sediment management control measures, construction of infrastructure or permanent drainage and construction of permanent sections for the construction of a housing subdivision. The project site area is approximately 8.5 gross acres with an approximate disturbed area of 8.0 acres for construction. The maximum area of disturbance at any one time will consist of 8.0 acres. The project will have disturbance in each phase and will be constructed in one phase(s).

Most of the major earth moving and soil disturbing activities are expected to occur during the initial portion of each phase of construction activities. The activities will continue throughout the selected areas of construction with minor amounts of earth moving and soil disturbance occurring during later phasing sequences. The appropriate control measures, practices and implementation schedules have been considered and will be implemented to prevent pollutants and sediments from discharging from the disturbed area into identified drainage reaches and channels during the related construction activities.

## **Section II – Observations Summary:**

### **Permit:**

There is only one operator at this construction site that requires permit coverage. Homewise Inc. is the owner and the operator of the project and has control over plans and specifications for the site. They have applied and received permit coverage under the 2012 CGP, tracking number NMR12BL11 and reapplied under the 2017 CGP on May 9, 2017.

Permit eligibility was certified as a Criterion C for ESA considerations. There is documentation present in the SWPPP to confirm this criterion and documentation to confirm that National Historic Preservation Act requirements were met.

### **SWPPP:**

The SWPPP documents the needed specifics related to the site.

### **Recordkeeping & Inspections:**

Documentation was found in the SWPPP for corrective action, dates of BMP installation, and construction phase.

### **BMPs/Implementation:**

The site had effective BMP's in place around the work area preventing sediment from leaving the disturbed area. The north entrance had silt fences and berms in place. A cinder block wall and berms were used on the west side. The south side had a retention pond in place as well as berms. The east side deployed wattles and berms. The road and curbing has been completed. The stormdrain has BMPs installed to prevent sediment from entering the drain. See attached photo's.

**Section III – Inspection Findings:**

Findings below are organized by permit section.

**Part I: Permit Eligibility**

**Findings:**

- Homewise is the owner and operator of the construction site and has control over plans and specifications for the project.
- The owner/operator did not post the publicly accessible NOI information on the day of the inspection.
- Mr. Richard Silva is employed by Homewise and holds the position of Site Development Manager. He signed the NOI for permit coverage. It is unknown if the position of Site Development Manager meets the requirements under part 1.11 Signatory Requirements.

**Part 2: Design, Installation and Maintenance Requirements**

**Findings:**

- On site waste containers did not have lids or covers.

**Part 3: Water Quality Based Effluent Limitations**

**Findings:**

- No finding.

**Part 4: Site Inspection Requirements**

**Findings:**

- Per 7.2.8 staff training is not documented that required personnel were trained per Part 6 CGP.

**Part 5: Corrective Actions**

**Findings:**

- Actionable items were noted and corrected on inspection reports.

**Part 7: Stormwater Pollution Prevention Plan (SWPPP)**

**Findings:**

- SWPPP was found complete and reflected the conditions on the site. SWPPP was updated as needed.

**Permit Implementation (Site Review)**

Findings:

- A hole was dug on the north side of the side to contain concrete washout. The pit was not lined as required.
- Concrete washout was found on the ground on the south side of the side, a washout container was present at the site.

**Section IV - List of Appendices:**

- Appendix A. NMED Inspection Photo Log.

**NMED/SWQB  
Official Photograph Log**

Photo # 1

Photographer: Daniel Valenta	Date: 11/16/2017	Time: 1150 hours
City/County: Santa Fe/Santa Fe County		
Location: 2736-2738 Agua Fria Street, Santa Fe, New Mexico		
Subject: Entrance to site.		





**NMED/SWQB  
Official Photograph Log**

Photo # 2

Photographer: Daniel Valenta	Date: 11/16/2017	Time: 1142 hours
City/County: Santa Fe/Santa Fe County		
Location: 2736-2738 Agua Fria Street, Santa Fe, New Mexico		
Subject: Corazon Santo Subdivision construction project. Concrete wash out spilled on south side of site.		



**NMED/SWQB  
Official Photograph Log**

Photo # 3

Photographer: Daniel Valenta	Date: 11/16/2017	Time: 1143 hours
City/County: Santa Fe/Santa Fe County		
Location: 2736-2738 Agua Fria Street, Santa Fe, New Mexico		
Subject: Storm drains have BMPs in place.		





**NMED/SWQB  
Official Photograph Log**

Photo # 4

Photographer: Daniel Valenta	Date: 11/16/2017	Time: 1148 hours
City/County: Santa Fe/Santa Fe County		
Location: 2736-2738 Agua Fria Street, Santa Fe, New Mexico		
Subject: Unlined concrete waste pit on north side of the property.		



**NMED/SWQB  
Official Photograph Log**

Photo # 5

Photographer: Daniel Valenta	Date: 11/16/2017	Time: 1147 hours
City/County: Santa Fe/Santa Fe County		
Location: 2736-2738 Agua Fria Street, Santa Fe, New Mexico		
Subject: Waste container has no lid and is not covered.		

